

After recording, return to:  
FNF Title Services, Inc.  
6880 Cobblestone Blvd, Ste. #2  
Southaven, MS 38672

4/12/05 9:58:14  
BK 496 PG 713  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

GRANTOR

**Kelley D. Agner**

7630 Brookwood Place  
Southaven, MS 38671

File # S 12555  
(662) 892-6536

TO

QUIT CLAIM DEED

5/10/05 11:48:03  
BK 499 PG 137  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

GRANTEE

**Jansen T. Agner**

5250 Plum Tree Drive  
Southaven, MS 38671

FOR AND IN CONSIDERATION of ten dollars and other valuable consideration, Kelley D. Agner, does hereby sell, transfer, convey and quit claim her interest in the subject property unto Jansen T. Agner, the following described real property, located in DeSoto County, Mississippi, more particularly described as follows, to-wit:

1.50 acres (65,340 sf) in the Southwest Quarter of Section 6, Township 2 South, Range 8 West in DeSoto County, Mississippi. Said property being Lot 3 of the Agner Four Lot Subdivision, and said property being a portion of a 17.52 acre tract, said tract being that property recorded in Deed Book 342, Page 192 and in Deed Book 397, Page 431 in the Office of Chancery Clerk, DeSoto County, Mississippi. Lot 3 is described as follows:\*

Commencing at the commonly accepted Northwest corner of the Southwest Quarter of Section 6, Township 2 South, Range 8 West, DeSoto County, Mississippi, said point being 244.50' South of the intersection of the West line of said Section 6 and the centerline of Caroline Drive of the Hoyette Austin Subdivision, Section "A". Thence S 86°38'48"E-1322.05' to a point. Thence S 02°33'53"W-332.48' to 3/8" rebar with a tee post marker at a fence line. Thence S 86°33'41"E-438.44' along a partial, meandering fence line to a 3/8" rebar with a tee post marker. Thence S 03°06'36"W-341.65' along a meandering fence line to a 3/8" rebar with a tee post marker, said point being the Northeast corner of Lot 3 of Agner Four Lot 3, Agner Four Lot Subdivision in Section 6, Township 2 South Range 8 West as shown by plat of record in Platbook 90, page 32, in the office of the Chancery Court Clerk of DeSoto County, Mississippi.

\*

FNF

3

Lot Subdivision and said point being the Point Beginning. Thence S 03°06'36"W-181.24' along a meandering fence line to a 3/8" rebar with a tee post marker. Thence N 86°33'41"W-360.52' to a 3/8" rebar with a tee post marker. Thence N 03°06'36"E-181.24' to a 3/8" rebar with a tee post marker. Thence S 86°33'41"E-360.52" to the Point of Beginning.

A perpetual ingress and egress easement, being a 12' wide asphalt drive, extends from the East Right of Way line of Mississippi Highway No. 301 and meanders across said 17.52 acre tract to a portion of the South line of Lot 3. Said ingress and egress easement is detailed on the plat of the Agner Four Lot Subdivision.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 13 day of March, 2005.

Kelley D. Agner  
Kelley D. Agner

STATE OF TENNESSEE  
COUNTY OF SHELBY

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Kelley D. Agner** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the person within named and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 13 day of March, 2005.

My Commission Expires:

**MY COMMISSION EXPIRES NOV. 9, 2008**

[Signature]  
Notary Public



ADDRESS OF GRANTORS:

KELLEY D. AGNER  
7630 BROOKWOOD PLACE  
SOUTHAVEN, MS 38671  
HOME # 662-342-0225  
WORK # 662-393-3887

ADDRESS OF GRANTEE:

JANSEN T. AGNER  
5250 PLUM TREE DRIVE  
SOUTHAVEN, MS 38671  
HOME # 662-349-6238  
WORK # 662-301-1499

PREPARED BY AND RETURN TO:

JOYE MILES  
8700 GREENBROOK PARKWAY  
SOUTHAVEN, MS. 38671  
PHONE # 662-280-3202

|